

**CHAPTER 2**

**GENERAL ZONING  
DISTRICT REGULATIONS**



# SECTION A

[ eff: 12-1-05]

AGRICULTURAL DISTRICT

A-1 AGRICULTURAL

PRINCIPAL PERMITTED AND CONDITIONED USES:	MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT		FOOTNOTES  (Restrictions)
	LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)				(Feet)	(Stories)	
		WIDTH * (feet)	FRONT (Setback) **	SIDE		REAR (Setback)			
				LEAST WIDTH	SUM of BOTH				
1. Agriculture, Farm Markets, Agricultural-Related Processing & Marketing & related buildings & structures	1 Acre	150	50	30	60	50	35	2	1, 2, 3, 5, 5a, 8,16, 31
2. Single-Family Residential EXCEPTIONS to 40 acre - a. Single-Family Residential (restricted to lotsplits) b. Single-Family Residential (restricted to cluster lotsplits & bonus cluster lotsplits)	40 Acre 1 Acre # 1 Acre #	500 150 - -	40 40 40	25 25 25	60 60 60	60 60 60	35 35 35	2 2 2	2, 5, 5a, 6 2, 5, 5a, 6 2, 4, 5, 5a
3. Private Landing Field	- -	- -	- -	- -	- -	- -	- -	- -	7
4. Day-Care Homes	- -	- -	- -	- -	- -	- -	- -	- -	2, 5, 26
5. Bed and Breakfast [eff. 4-2-2000]	- -	- -	- -	- -	- -	- -	- -	- -	2, 5, 30

# Maximum LOT  
SIZE - 4.99 Acre

CONDITIONALLY PERMITTED USES (Requires BZA Approval): [eff: 6-7-01]	MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT		FOOTNOTES  (Restrictions)
	LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)				(Feet)	(Stories)	
		WIDTH * (feet)	FRONT (Setback) **	SIDE		REAR (Setback)			
				LEAST WIDTH	SUM of BOTH				
1. Home Occupations	--	--	--	--	--	--	--	--	9
2. Private and Public Outdoor Recreation Areas	--	--	--	--	--	--	--	--	5, 11
3. Cemeteries	3 Acres	--	--	--	--	--	--	--	17
4. Animal Hospitals, Veterinary Clinics & Kennels	1 Acre	150	50	30	60	50	35	2	5, 18
5. Resource and Mineral Extraction	--	--	--	--	--	--	--	--	19
6. Demolition Disposal Facility	--	--	--	--	--	--	--	--	24
7. Airports	--	--	--	--	--	--	--	--	5, 21
8. Radio, Television, & Telecommunications Transmission & Receiving Towers	5 Acres	--	--	--	--	--	--	--	22
9. Hospitals and Auxiliary Facilities	1 Acre	150	100	100	300	150	35	2	23
10. Group Care Home	1 Acre	150	50	30	60	50	35	2	5, 27
11. Nursing Homes, Convalescent Homes, & Rest Homes	1 Acre	150	50	30	60	50	35	2	5, 28
12. Feed Lot, Grain Elevators, & Slaughterhouses	5 Acres	150	40	50	100	50	--	--	2, 5, 29
13. Day-Care Centers	1 Acre	150	50	30	60	50	35	2	2, 5, 25
14. Churches and Similar Places of Worship	1 Acre	150	50	30	60	50	45	2	5, 12
15. Primary and Secondary Schools	2 Acres	300	100	100	200	100	35	2	5, 13
16. Institutions of Higher Learning	10 Acres	300	100	100	200	100	35	2	1, 14
17. Garden Centers and Greenhouse	1 Acre	150	50	30	60	50	35	2	5, 10

\* The frontage is measured at the minimum zoning front setback line. Lots 5 to 9.99 acres in size shall have a minimum frontage of 250 feet, lots 10 to 39.99 acres in size shall have a minimum frontage of 350 feet and lots 40 acres or more in size shall have a minimum frontage of 500 feet

\*\* The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.  
B. Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Inspector and/or by the Board of Zoning Appeals.  
(All lot lines shall be identified on site)

A-1

## SECTION A [eff: 4-4-96]

### AGRICULTURAL DISTRICT A-1

#### *REFERENCES TO FOOTNOTES (Restrictions)* *[Right Hand Column on Table]*

1. Related buildings and structures may include private garages and manufactured farm homes for help employed on the premises as full-time farm labor. The minimum yard and height requirements for Single-Family Residences shall apply to such related buildings and structures.
2. On no lot or parcel in the A-1 district shall buildings be constructed which cover more than twenty-five (25) percent of the lot or parcel area.
3. Roadside sales of agricultural products at farm markets shall be permitted, provided that fifty (50) percent or more of the gross income received from the market is derived from produce raised on farms owned or operated by the farm market operator in a normal crop year. The size of structure shall not exceed one-hundred (100) square feet in area or ten (10) feet in height. There shall be no minimum lot size required for farm markets, however, a setback of twenty (20) feet from the adjacent existing or proposed public right-of-way shall be required. No curb cuts along a public road shall be established and, adequate area for parking shall exist adjacent to the market so as not to interfere with vehicular traffic on adjacent thoroughfares.
4. Subject to the cluster lotsplit and bonus cluster lotsplit requirements of the Clark County Subdivision Regulations. Bonus cluster lotsplits are available at a rate of one (1) for each 5 acre lot as permitted under the previous regulations as determined by the County Planning Commission staff. Should the owner/applicant dispute the number of bonus cluster lotsplits, they will be requested to submit their method of calculation for consideration. Should the owner/applicant and the County Planning Commission staff disagree, the owner/ applicant may ask that the matter be resolved by the County Planning Commission. The number of bonus cluster lotsplits shall not exceed four (4) in any calendar year. [ eff: 5-3-01]
5. In every case where a lot is not served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have written approval from the Clark County Health Department or from the Ohio E.P.A., as applicable, PRIOR TO ISSUING A ZONING CERTIFICATE. [eff: 4-4-96]
- 5a. Factory-built housing subject to requirements for *Factory-Built Housing* specified in Chapter 7, Section 135. [eff: 4-4-96]
6. No parcel of land in this district shall be used for residential purposes which has an area of less than one (1) acre. All lots or parcels within this district shall have a minimum lot frontage on a public road of one hundred fifty (150) feet. For lots or parcels under five (5) acres, the depth of such lot or parcel shall not exceed an amount equal to four (4) times its width [eff: 10-17-85]. No new lot or lots shall be created by the platting of a subdivision in the A-1 District. [eff: 4-4-96]
7. Private landing fields shall be permitted as an accessory use in the A-1 District, subject to the requirements of Chapter 8, Section B., 2., (d).
8. Subject to requirements for *Agricultural-Related Processing and Marketing* specified in Chapter 7, Section 101.
9. Subject to requirements for *Home Occupations* specified in Chapter 7, Section 118.
10. Subject to requirements for *Garden Centers and Greenhouses* specified in Chapter 7, Section 139. [approved 12-13-00; eff: 1-13-01]

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## **SECTION A** *(Continued)* [eff: 4-4-96]

11. Subject to requirements for *Private and Public Outdoor Recreation Areas* specified in Chapter 7, Section 127.
12. Subject to requirements for *Churches and Similar Places of Worship* specified in Chapter 7, Section 109.
13. Subject to requirements for *Primary and Secondary Schools* specified in Chapter 7, Section 126
14. Subject to requirements for *Institutions of Higher Learning* specified in Chapter 7, Section 120.
15. (deleted) [eff: 6-7-01]
16. Subject to requirements for *Farm and Construction Labor Camps* specified in Chapter 7, Section 115.
17. Subject to requirements for *Cemeteries* specified in Chapter 7, Section 108.
18. Subject to requirements for *Animal Hospitals, Veterinary Clinics, and Kennels* specified in Chapter 7, Section 103.
19. Subject to requirements for *Resource and Mineral Extraction* specified in Chapter 7, Section 129.
20. (deleted) [eff: 6-7-01]
21. Subject to requirements for *Airports* specified in Chapter 7, Section 102.
22. Subject to requirements for *Radio, Television, and Telecommunication Transmission/Receiving Towers* specified in Chapter 7, Section 128.
23. Subject to requirements for *Hospitals and Auxiliary Facilities* specified in Chapter 7, Section 119.
24. Subject to requirements for *Demolition Disposal Facility* specified in Chapter 7, Section 132.
25. Subject to requirements for *Day-Care Centers* specified in Chapter 7, Section 112.
26. Subject to requirements for *Day-Care Homes* specified in Chapter 7, Section 133.
27. Subject to requirements for *Group Care Homes* specified in Chapter 7, Section 117.
28. Subject to requirements for *Nursing Homes, Convalescent Homes, Rest Homes* specified in Chapter 7, Section 124.
29. Subject to requirements for *Feed Lot, Grain Elevators, and Slaughterhouse* specified in Chapter 7, Section 134.
30. Subject to requirements for *Bed and Breakfast* specified in Chapter 7, Section 137.
31. Subject to requirements for *Manufactured Farm Homes* specified in Chapter 7, Section 122. [ eff: 5-3-01]

## SECTION B

[BFF: 6-1-2000]

SINGLE-FAMILY RESIDENCE DISTRICTS	R-1 RURAL	R-2A MEDIUM DENSITY
	R-2 LOW DENSITY	R-2B MEDIUM-HIGH DENSITY

PRINCIPAL PERMITTED AND CONDITIONED USES:	ZONING DISTRICTS				MINIMUM ZONING LOT REQUIREMENTS						MAX. HEIGHT		FOOTNOTES
					LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)				(Feet)	(Stories)	
	WIDTH (Feet) *	FRONT (Setback) **	SIDE				REAR (Setback)						
			LEAST WIDTH	SUM of BOTH									
	R-1	R-2	R-2A	R-2B									
1. Single-Family Dwellings (Note special requirements contained in Footnote 2)	Y	Y	Y	Y	20,000 SF	100	35	12	30	50	35	2	1, 1a, 2
	N	Y	Y	Y	12,000 SF	80	30	6	16	25	35	2	1, 1a, 2
	N	N	Y	Y	7,500 SF	60	25	6	16	25	35	2	1, 1a, 2
	N	N	N	Y	5,000 SF	50	25	6	16	25	35	2	1, 1a, 2
2. Bed and Breakfast (Note special requirements contained in Footnote 2) [eff. 4-20-2000]	Y	Y	Y	Y	20,000 SF	100	35	12	30	50	35	2	1, 1a, 2, 5
	N	Y	Y	Y	12,000 SF	80	30	6	16	25	35	2	1, 1a, 2, 5
	N	N	Y	Y	7,500 SF	60	25	6	16	25	35	2	1, 1a, 2, 5
	N	N	N	Y	5,000 SF	50	25	6	16	25	35	2	1, 1a, 2, 5
3. Agriculture and Related Buildings and Structures					--	--	--	--	--	--	--	--	1, 1a, 2, 3
	Y = Yes (Permitted) N = No (Not Permitted)												

Y = Yes (Permitted)  
N = No (Not Permitted)

CONDITIONALLY PERMITTED USES (Requires BZA Approval):	ZONING DISTRICTS				MINIMUM ZONING LOT REQUIREMENTS						MAX. HEIGHT		FOOTNOTES (Restrictions)
					LOT SIZE (Area)	FRONTAGE WIDTH (Feet) *	YARD REQUIREMENTS (Feet)			(Feet)	(Stories)		
	FRONT (Setback) **	SIDE		REAR (Setback)									
	R-1	R-2	R-2A	R-2B				LEAST WIDTH	SUM of BOTH				
1. Home Occupation	Y	Y	Y	Y	--	--	--	--	--	--	--	4	
2. Churches & similar places of worship	Y	Y	Y	Y	1 Acre	150	50	30	60	50	45	2	1, 6
3. Primary & Secondary Schools	Y	Y	Y	Y	90,000 SF	300	100	100	200	100	35	2	1, 7
4. Institutions of Higher Learning	Y	N	N	N	10 Acres	300	100	100	200	100	35	2	1, 8
5. Hospitals & Auxiliary Facilities	Y	Y	Y	N	2 Acres	150	100	100	300	150	35	2	1, 9
6. Group Care Homes (Note special requirements contained in Footnote 2)	Y	Y	Y	Y	20,000 SF	100	35	12	30	50	35	2	1, 2, 10
	N	Y	Y	Y	12,000 SF	80	30	6	16	25	35	2	1, 2, 10
	N	N	Y	Y	7,500 SF	60	25	6	16	25	35	2	1, 2, 10
	N	N	N	Y	5,000 SF	50	25	6	16	25	35	2	1, 2, 10
7. Farm Markets	Y	Y	Y	Y	--	--	--	--	--	--	--	--	11
8. Cemeteries	Y	N	N	N	3 Acres	--	--	--	--	--	--	--	12
9. Day-Care Homes (Note special requirements contained in Footnote 2)	Y	Y	Y	Y	20,000 SF	100	45	20	40	60	35	2	1, 2, 13
	N	Y	Y	Y	12,000 SF	80	35	15	25	35	35	2	1, 2, 13
	N	N	Y	Y	7,500 SF	60	35	15	25	35	35	2	1, 2, 13
	N	N	N	Y	5,000 SF	50	35	15	25	35	35	2	1, 2, 13
10. Nursing Homes, Convalescent Homes, Rest Homes	Y	Y	Y	N	1 Acre	150	50	30	60	60	35	2	1, 14
11. Radio, Television & Tele- communication Transmission / Receiving Towers	Y	N	N	N	5 Acres	--	--	--	--	--	--	--	15
12. Zero Lot Line, Cluster, Detached, Semi-detached Dwellings, or other housing types of a similar character	N	Y	Y	Y	--	--	--	--	--	--	--	--	1, 2, 16
	Y = Yes (Permitted) N = No (Not Permitted)												

Y = Yes (Permitted)  
N = No (Not Permitted)

\* The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

\*\* The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.  
B. Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Inspector and/or by the Board of Zoning Appeals.

### R-1, R-2, R-2A & R-2B

(All lot lines shall be identified on site)

## SECTION B [eff: 4-4-96]

### SINGLE-FAMILY RESIDENCE DISTRICTS R-1, R-2, R-2A, & R-2B REFERENCES TO FOOTNOTES (Restrictions) [Right Hand Column on Table]

1. In every case where a lot is not served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have written approval from the Clark County Health Department or from the Ohio E.P.A., as applicable, PRIOR TO ISSUING A ZONING CERTIFICATE. [eff: 4-4-96]
- 1a. Manufactured housing subject to requirements for Manufactured Home specified in Chapter 7, Section 135. [eff: 6-1-2000]
2. All Principal, Conditioned, and Conditionally Permitted Uses not served by public sewer and/or water shall have a minimum frontage, lot size (area), and setbacks as noted below: [eff: 12-1-2005]

UTILITIES SERVING PROPERTY	FRONTAGE	LOT SIZE	SETBACKS			
			Front	Side (Least Width)	Side (Sum of Both)	Rear
No public sewer or water -	150 feet	1 acre	40 feet	15 feet	50 feet	60 feet
Public water only -	125 feet	¾ acre	35 feet	12 feet	30 feet	50 feet
Public sewer only -	100 feet	½ acre	35 feet	12 feet	30 feet	50 feet

3. Related buildings and structures may include private garages, and manufactured farm homes for full-time farm labor. The minimum yard and height requirements for single-family dwellings in the R-1 district shall apply to such related buildings and structures.
4. Subject to requirements for *Home Occupations* specified in Chapter 7, Section 118.
5. Subject to requirements for *Bed and Breakfast* specified in Chapter 7, Section 137.
6. Subject to requirements for *Churches and Similar Places of Worship* specified in Chapter 7, Section 109.
7. Subject to requirements for *Primary and Secondary Schools* specified in Chapter 7, Section 126.
8. Subject to requirements for *Institutions of Higher Learning* specified in Chapter 7, Section 120.
9. Subject to requirements for *Hospitals and Auxiliary Facilities* specified in Chapter 7, Section 119.
10. Subject to requirements for *Group Care Homes* specified in Chapter 7, Section 117.
11. Roadside sales of agricultural products at farm markets shall be permitted, provided that fifty (50) percent or more of the gross income received from the market is derived from produce raised on farms owned or operated by the farm market operator in a normal crop year. The size of structure shall not exceed one-hundred (100) square feet in area or ten (10) feet in height. There shall be no minimum lot size required for farm markets, however, a setback of twenty (20) feet from the adjacent public right-of-way shall be required. No curb cuts along a public road shall be established and, adequate area for parking shall exist adjacent to the market so as not to interfere with vehicular traffic on adjacent thoroughfares.
12. Subject to requirements for *Cemeteries* specified in Chapter 7, Section 108.
13. Subject to requirements for *Day-Care Home* specified in Chapter 7, Section 133.
14. Subject to requirements for *Nursing Homes, Convalescent Homes, and Rest Homes* specified in Chapter 7, Section 124.
15. Subject to requirements for *Radio, Television, and Telecommunication Transmission/Receiving Towers* specified in Chapter 7, Section 128.
16. Subject to requirements for *Zero Lot Line, Cluster, Detached, Semi-Detached, or Attached Dwellings* specified in Chapter 7, Section 131.

**R-1, R-2,  
R-2A, & R-2B**

## SECTION C

SINGLE, TWO, AND  
MULTI-FAMILY  
RESIDENCE DISTRICTS

R-3 MEDIUM DENSITY SINGLE & TWO  
FAMILY

R-4 MULTIPLE-FAMILY

PRINCIPAL PERMITTED AND CONDITIONED USES:	ZONING DISTRICTS		MINIMUM ZONING LOT REQUIREMENTS						MAX. HEIGHT		FOOTNOTES  (Restrictions)
			LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)				(Feet)	(Stories)	
	WIDTH (Feet) *	FRONT (Setback) **			SIDE		REAR (Setback)				
					LEAST WIDTH	SUM of BOTH					
1. Single-Family Dwellings	Y	Y	7,500 SF	60	25	6	16	25	35	2	1, 1a, 2
2. Two-Family Dwellings	Y	Y	10,000 SF	80	25	8	20	25	35	2	1, 2
3. Three-Family Dwellings	N	Y	11,000 SF	80	25	10	24	25	35	2	1, 2
4. Four-Family Dwellings	N	Y	12,000 SF	80	25	10	24	25	35	2	1, 2
5. Multiple-Family Dwellings	N	Y	- -	100	25	12	28	25	45	3	1, 2, 3
6. Condominium Residences	N	Y	- -	- -	- -	- -	- -	- -	- -	- -	1, 2, 3, 12
7. Agriculture and Related Buildings & Structures	Y	Y	- -	- -	- -	- -	- -	- -	- -	- -	1, 2, 4

Y = Yes (Permitted)  
N = No (Not Permitted)

CONDITIONALLY PERMITTED USES (Requires BZA Approval):	ZONING DISTRICTS			MINIMUM ZONING LOT REQUIREMENTS						MAX. HEIGHT		FOOTNOTES (Restrictions)
				LOT SIZE (Area)	FRONTAGE (Feet) *	FRONT (Setback) **	YARD REQUIREMENTS (Feet)		REAR (Setback)	(Feet)	(Stories)	
	LEAST WIDTH	SUM of BOTH										
			R-3				R-4					
1. Zero Lot Line, Cluster, Detached, Semi-detached, or Attached Dwellings, or other housing types of a similar character	Y	Y	--	--	--	--	--	--	--	--	1, 2, 6	
2. Home Occupation	Y	Y	--	--	--	--	--	--	--	--	5	
3. Churches & similar places of worship	Y	Y	1 Acre	150	50	30	60	50	45	2	2, 7	
4. Group Care Homes	Y	Y	7,500 SF	60	25	6	16	25	35	2	1, 2, 8	
5. Day-Care Homes	Y	Y	7,500 SF	60	35	15	25	35	35	2	1, 2, 9	
6. Day-Care Centers	N	Y	1 Acre	150	50	30	60	50	35	2	2, 10	
7. Community Facilities	N	Y	20,000 SF	--	--	--	--	--	35	2	1, 2, 11	

Y = Yes (Permitted)  
N = No (Not Permitted)

\* The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

\*\* The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.  
B. Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Inspector and/or by the Board of Zoning Appeals.

(All lot lines shall be identified on site)

## R- 3 & R-4



## SECTION C [eff: 4-4-96]

### SINGLE-, TWO-, AND MULTIPLE-FAMILY DISTRICT R-3 & R-4

#### REFERENCES TO FOOTNOTES (Restrictions) [Right Hand Column on Table]

1. All Principal, Conditioned, and Conditionally Permitted Uses shall have a minimum frontage and lot size (area) as noted below: [eff: 4-4-96]

<u>UTILITIES SERVING PROPERTY</u>	<u>FRONTAGE</u>	<u>LOT SIZE</u>
No public sewer or water -	150'	1 acre
Public water only -	125'	3/4 acre
Public sewer only -	100'	1/2 acre

NOTE: Public sewer and water required for three-, four-, or multiple-family dwellings.

- 1a. Factory-built housing subject to requirements for *Factory-Built Housing* specified in Chapter 7, Section 135. [eff: 4-4-96]
2. In every case where a lot is not served with and is not proposed to be served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have written approval from the Clark County Health Department or approval from the Ohio E.P.A., as applicable, **PRIOR TO ISSUING A ZONING CERTIFICATE**. NOTE: Public sewer and water required for three-, four-, or multiple-family dwellings. [eff: 4-4-96]
3. The minimum lot size requirement for multiple-family dwellings (i.e., in excess of a four-family dwelling) shall be two thousand nine hundred (2,900) square feet in lot area for each dwelling unit. [eff: 4-4-96]
4. Related buildings and structures may include private garages and manufactured farm homes for full- time farm labor. The minimum yard and height requirements for single-family dwellings in the R-3 or R-4 district, as applicable, shall apply to such related buildings and structures. [eff: 4-4-96]
5. Subject to requirements for *Home Occupations* specified in Chapter 7, Section 118.
6. Subject to requirements for *Zero Lot Line, Cluster, Detached, Semi-Detached, or Attached Dwellings* specified in Chapter 7, Section 131.
7. Subject to requirements for *Churches and Similar Places of Worship* specified in Chapter 7, Section 109.
8. Subject to requirements for *Group Care Homes* specified in Chapter 7, Section 117.
9. Subject to requirements for *Day-Care Homes* specified in Chapter 7, Section 133.
10. Subject to requirements for *Day-Care Centers* specified in Chapter 7, Section 112.
11. Subject to requirements for *Community Facilities* specified in Chapter 7, Section 111.
12. Subject to requirements for *Condominium Residences* specified in Chapter 7, Section 140.

**R- 3 & R-4**

## SECTION D

### R-MHP RESIDENTIAL MANUFACTURED HOME PARK (MOBILE HOME)

PRINCIPAL PERMITTED USES:	MINIMUM ZONING LOT REQUIREMENTS						MAX HEIGHT		FOOTNOTES  (Restrictions)	
	LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)				(Feet)	(Stories)		
			WIDTH (Feet) *	FRONT (Setback) **	SIDE					REAR (Setback)
					LEAST WIDTH	SUM of BOTH				
1. Mobile Homes	5 Acres	300	50	30	60	50	15	1	1, 2	
2. Manufactured Homes	5 Acres	300	50	30	60	50	35	1	1, 2	
3. Communal Facilities	10,000 SF	300	50	30	60	50	35	2	1, 2	

\* The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

\*\* The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.  
B. Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Inspector and/or by the Board of Zoning Appeals.

(All lot lines shall be identified on site)

REFERENCES TO FOOTNOTES: (Restrictions) - (Right Hand Column on Table Above)

- The requirements for (Mobile Home) Manufactured Home Parks contained in Chapter 4 shall also apply.
- In any case where a lot is not provided with public water or disposal of sanitary wastes by means of public sewers, the proposed water supply system and/or disposal of wastes shall have written approval from the legally authorized agency charged with issuing water and sewage permits for this type of use.

## SECTION E

### PD PLANNED DEVELOPMENT DISTRICTS

[eff: 3-25-03]

PRINCIPAL PERMITTED USES:	MINIMUM ZONING LOT REQUIREMENTS						MAX HEIGHT		FOOTNOTES  (Restrictions)
	LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)				(Feet)	(Stories)	
			WIDTH (Feet) *	FRONT (Setback) **	SIDE				REAR (Setback)
		LEAST WIDTH			SUM of BOTH				
1. PD-R (RESIDENTIAL)	--	--	--	--	--	--	--	--	1
2. PD-O (OFFICE)	--	--	--	--	--	--	--	--	1
3. PD-B (BUSINESS)	--	--	--	--	--	--	--	--	1
4. PD-I (INDUSTRIAL)	--	--	--	--	--	--	--	--	1
5. PD-M (MIXED USE)	--	--	--	--	--	--	--	--	1
6. PD-C (CONSERVATION)	--	--	--	--	--	--	--	--	1
CONDITIONALLY PERMITTED USES (Requires BZA Approval):									
1. Home Occupation	--	--	--	--	--	--	--	--	2

\* The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

\*\* The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.

(All lot lines shall be identified on site)

REFERENCES TO FOOTNOTES (Restrictions) - [Right Hand Column on Table Above]

- See the uses and requirements for Planned Developments contained in Chapter 4.
- Subject to requirements for Home Occupations specified in Chapter 7, Section 118.

## R-MHP, PUD

## **SECTION F**

RESERVED FOR FUTURE USE

[eff: 3-25-03]

## SECTION G

OFFICE DISTRICTS

O-1 OFFICE BUSINESS

OR-2 OFFICE RESIDENTIAL

PRINCIPAL PERMITTED AND CONDITIONED USES:	ZONING DISTRICTS			MINIMUM ZONING LOT REQUIREMENTS						MAX. HEIGHT		FOOTNOTES  (Restrictions)
				LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)				(Feet)	(Stories)	
	WIDTH (Feet) *	FRONT (Setback) **	SIDE			REAR (Setback)						
			LEAST WIDTH				SUM of BOTH					
	O-1	OR-2										
1. Business and/or Professional Offices, including Medical and Dental Clinics	Y	N	7,500 SF	60	50	--	--	--	45	3	1, 2, 3, 4, 5, 6, 7	
2. Banks and Financial Institutions	Y	N	7,500 SF	60	50	--	--	--	45	3	1, 2, 3, 4, 5, 6, 7	
3. Law, Real Estate, and Insurance Offices	Y	N	7,500 SF	60	50	--	--	--	45	3	1, 2, 3, 4, 5, 6, 7	
4. Business Service Establishments	Y	N	7,500 SF	60	50	--	--	--	45	3	1, 2, 3, 4, 5, 6, 7	
5. Single-Family Dwellings	N	Y	7,500 SF	60	25	6	16	25	35	2	1, 2	
6. Incidental Business Uses	N	Y	7,500 SF	60	25	6	16	25	35	2	1, 2, 6, 8, 9	

Y = Yes (Permitted)  
N = No (Not Permitted)

\* The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

\*\* The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.  
B. Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Inspector and/or by the Board of Zoning Appeals.

(All lot lines shall be identified on site)

REFERENCES TO FOOTNOTES (Restrictions) - [Right Hand Column on Table Above]

1. All Principal, Conditioned, and Conditionally Permitted Uses shall have a minimum frontage and lot size (area) as noted below:

UTILITIES SERVING PROPERTY	FRONTAGE	LOT SIZE
No Public Sewer or Water -	150'	1 Acre
Public Water Only -	150'	3/4 Acre
Public Sewer Only -	100'	1/2 Acre

2. In every case where a lot is not served with and is not proposed to be served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have written approval from the Clark County Health Department or approval from the Ohio E.P.A., as applicable, prior to issuing a zoning certificate.

3. No side yard shall be required, except that a side yard of twenty-five (25) feet shall be required between the principal building within an O-1 District and the lot line of any lot within an A-1 or "R" District; and, if located on a corner lot, the side yard requirement shall be twenty-five (25) feet when such side yard abuts on a public thoroughfare.

4. The rear yard requirement for all Principal Permitted and Conditioned Uses in the O-1 District shall be twenty (20) feet, except when a lot abuts an A-1 or "R" District, in which case the required rear yard shall be forty (40) feet.

5. All commercial areas adjacent to Agricultural or Residential Districts shall provide a screening of shrubbery or artificial fencing so as to hide trash collection areas and service and storage areas from the view of adjacent agricultural or residential areas. All such shrubbery shall be properly trimmed and all screening shall be maintained in a neat and tidy manner.

6. All uses, activities, and transactions (with the exception of off-street parking and loading/unloading) shall be conducted entirely within an enclosed building.

7. No business or office unit in this District shall contain more than five thousand (5,000) square feet of ground floor space.

8. Related buildings and structures may include storage structures and other accessory buildings as defined in Chapter 10.

9. Subject to requirements for Office-Residential uses specified in Chapter 7, Section 141.

## O-1, OR-2

# SECTION H

[EFF: 6-1-2000]

## BUSINESS DISTRICTS

## B-1 NEIGHBORHOOD

## B-3 GENERAL

## B-2 COMMUNITY

## B-4 HEAVY

PRINCIPAL PERMITTED AND CONDITIONED USES:	ZONING DISTRICTS				MINIMUM ZONING LOT REQUIREMENTS						MAX. HEIGHT		FOOTNOTES
					LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)				(Feet)	(Stories)	
	WIDTH (Feet) *	FRONT (Setback) **	SIDE			REAR (Setback)							
	B-1	B-2	B-3	B-4				LEAST WIDTH	SUM of BOTH				
1. Business and/or Professional Offices	Y	Y	Y	Y	7,500 SF	60	25	--	--	--	35	3	1, 2, 3, 4, 5, 6
2. Banks & Financial Institutions	Y	Y	Y	Y	7,500 SF	60	25	--	--	--	35	3	1, 2, 3, 4, 5, 6
3. Eating & Drinking Places, excluding Drive-in or Carry-out	Y	Y	Y	Y	7,500 SF	60	25	--	--	--	35	3	1, 2, 3, 4, 5, 6
4. Radio and Television Broad- casting Studios	Y	Y	Y	Y	7,500 SF	60	25	--	--	--	35	3	1, 2, 3, 4, 5, 6
5. Funeral Homes & Mortuaries	Y	Y	Y	Y	10,000 SF	60	25	--	--	--	35	3	1, 2, 3, 4, 5, 6, 7
6. Automotive Service Stations	Y	Y	Y	Y	10,000 SF	100	50	--	--	50	35	2	1, 2, 3, 5, 9
7. Custom Butcher Shops	Y	Y	Y	Y	10,000 SF	100	50	--	--	50	35	2	1, 2, 3, 5
8. Indoor Motion Picture Theaters	N	Y	Y	Y	10,000 SF	100	50	--	--	--	45	3	1, 2, 3, 4, 5, 6
9. Retail Food Stores	N	Y	Y	Y	10,000 SF	100	50	--	--	--	35	2	1, 2, 3, 4, 5, 6
10. Drive-in, Fast Food, Drive-in Carry-out Restaurants and/or Drive-through Retail Establishments	N	Y	Y	Y	10,000 SF	100	50	--	--	50	35	2	1, 2, 3, 5, 14
11. Garden Centers, Greenhouses	N	Y	Y	Y	10,000 SF	100	50	--	--	50	35	1	1, 2, 3, 5
12. Automotive Repair Garages	N	Y	Y	Y	10,000 SF	100	50	--	--	50	35	2	1, 2, 3, 5, 15
13. Car Washes	N	Y	Y	Y	10,000 SF	100	50	--	--	50	35	1	1, 2, 3, 5, 16
14. Air Conditioning, Plumbing, Heating, and Roofing Shops	N	Y	Y	Y	10,000 SF	100	50	--	--	50	45	3	1, 2, 3, 5, 6
15. Automotive & Auto Accessory Sales	N	Y	Y	Y	10,000 SF	100	50	--	--	50	45	3	1, 2, 3, 5, 6
16. Building and Related Trades	N	Y	Y	Y	10,000 SF	100	50	--	--	50	45	3	1, 2, 3, 5, 6
17. Commercial Recreation Establishments	N	Y	Y	Y	10,000 SF	100	50	--	--	50	35	2	1, 2, 3, 5, 11
18. Animal Hospitals, Veterinary Clinics, and Kennels	N	N	Y	Y	10,000 SF	100	50	--	--	--	45	3	1, 2, 3, 4, 5, 6, 12
19. Building Material Sales Yard	N	N	Y	Y	10,000 SF	100	50	--	--	--	45	3	1, 2, 3, 4, 5, 7, 18
20. Drive-In Motion Picture Theater	N	N	Y	Y	3 Acres	200	50	--	--	--	--	--	2, 4, 5, 19
21. Private and Public Outdoor Recreation Areas	N	N	Y	Y	--	--	--	--	--	--	--	--	1, 2, 5, 20
22. Motels and Hotels	N	N	Y	Y	1 Acre	150	100	20	40	50	45	3	2, 5, 21
23. Hospitals & Auxiliary Facilities	N	N	Y	Y	3 Acres	150	100	100	200	150	45	3	2, 5, 22
24. Automotive Body Shop	N	N	Y	Y	10,000 SF	100	50	--	--	50	45	3	1, 2, 3, 5, 23
25. Carpenter, Sheet Metal & Sign Painting Shop, Bakery, Laundry, Wholesale Business	N	N	N	Y	10,000 SF	100	50	--	--	40	45	3	1, 2, 3, 5, 27, 28

Y = Yes (Permitted)  
N = No (Not Permitted)

**B-1, B-2  
B-3, & B-4**

# SECTION H (con't.)

[EFF: 6-1-2000]

## BUSINESS DISTRICTS

## B-1 NEIGHBORHOOD

## B-3 GENERAL

## B-2 COMMUNITY

## B-4 HEAVY

PRINCIPAL PERMITTED AND CONDITIONED USES:	ZONING DISTRICTS				MINIMUM ZONING LOT REQUIREMENTS						MAX. HEIGHT		FOOTNOTES
					LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)			(Feet)	(Stories)		
	WIDTH (Feet) *	FRONT (Setback) **	SIDE			REAR (Setback)	(Restrictions)						
	B-1	B-2	B-3	B-4				LEAST WIDTH	SUM of BOTH				
26. Bottling of Soft Drinks and Milk or Distributing Stations	N	N	N	Y	10,000 SF	100	50	--	--	40	45	3	1, 2, 3, 25, 26, 28
27. Contractor's Equipment Storage Yard or Storage & Rental Contractor's Equipment	N	N	N	Y	10,000 SF	100	50	--	--	40	35	1	1, 2, 3, 26, 28
28. Motor Vehicle, Boat, & Camper Storage	N	N	N	Y	10,000 SF	100	50	--	--	40	35	1	1, 2, 3, 26, 28, 29
29. Trucking and Motor Freight Station or Terminal	N	N	N	Y	10,000 SF	100	50	--	--	40	45	3	1, 2, 3, 26, 28
30. Carting, Express, or Hauling Establishments	N	N	N	Y	10,000 SF	100	50	--	--	40	45	3	1, 2, 3, 26, 28
31. Stone or Monument Works	N	N	N	Y	10,000 SF	100	50	--	--	40	45	3	1, 2, 3, 26, 27, 28
32. Mini-Warehouse or Self Storage Facilities	N	N	N	Y	10,000 SF	100	50	--	--	40	35	1	1, 2, 3, 26, 28

Y = Yes (Permitted)  
N = No (Not Permitted)

CONDITIONALLY PERMITTED USES (Requires BZA Approval):	ZONING DISTRICTS				MINIMUM ZONING LOT REQUIREMENTS					MAX. HEIGHT		FOOTNOTES  (Restrictions)	
					LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)			(Feet)	(Stories)		
	WIDTH (Feet) *	FRONT (Setback) **	SIDE			REAR (Setback)							
	B-1	B-2	B-3	B-4				LEAST WIDTH	SUM of BOTH				
1. Commercial Recreation Establishments	Y	- -	- -	- -	10,000 SF	100	25	- -	- -	- -	35	2	1, 2, 3, 4, 5, 6, 11
2. Day-Care Centers	Y	Y	Y	Y	10,000 SF	100	50	- -	- -	50	35	2	1, 2, 3, 5, 6, 8
3. Nursing Homes, Convalescent Homes, Rest Homes	Y	Y	Y	Y	1 Acre	150	50	30	60	50	35	2	1, 2, 3, 5, 10
4. Clubs, Fraternal or Lodge Organizations	Y	Y	Y	Y	10,000 SF	100	25	- -	- -	- -	35	2	1, 2, 3, 4, 5, 6
5. Animal Hospitals, Veterinary Clinics, and Kennels	Y	Y	- -	- -	10,000 SF	100	25	- -	- -	50	35	2	1, 2, 3, 5, 12
6. Bars and Taverns	N	Y	Y	Y	10,000 SF	100	50	- -	- -	50	35	2	1, 2, 3, 4, 13
7. Wholesale Establishments	N	N	Y	Y	10,000 SF	100	50	- -	- -	50	35	2	1, 2, 3, 5, 24
8. Adult Entertainment Establishments	N	N	N	Y	10,000 SF	100	50	- -	- -	50	35	2	1, 2, 3, 30

Y = Yes (Permitted)  
N = No (Not Permitted)

\* The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

\*\* The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County..

NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.  
B. Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Inspector and/or by the Board of Zoning Appeals.

(All lot lines shall be identified on site)

## B-1, B-2

## B-3, & B-4

## SECTION H [eff: 4-4-96]

### BUSINESS DISTRICTS B-1, B-2, B-3, & B-4

#### REFERENCES TO FOOTNOTES (Restrictions) [Right Hand Column on Table]

1. All Principal, Conditioned, and Conditionally Permitted Uses shall have a minimum frontage and lot size (area) as noted below: [eff: 4-4-96]

<u>UTILITIES SERVING PROPERTY</u>	<u>FRONTAGE</u>	<u>LOT SIZE</u>
No public sewer or water -	150'	1 acre
Public water only -	125'	3/4 acre
Public sewer only -	100'	1/2 acre

2. In every case where a lot is not served with and is not proposed to be served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have written approval from the Clark County Health Department or from the Ohio E.P.A., as applicable, **PRIOR TO ISSUING A ZONING CERTIFICATE.** [eff: 4-4-96]
3. Side yards shall be required adjacent to Agricultural or Residential Districts not less than twenty (20) feet from the adjacent Agricultural or Residential District. The side yard requirement on a corner lot shall be twenty-five (25) feet when such side yard abuts on a public thoroughfare.
4. Rear yards of not less than thirty (30) feet shall be required when commercial areas are adjacent to Agricultural or Residential Districts.
5. All commercial areas adjacent to Agricultural or Residential Districts shall provide screening of shrubbery or artificial fencing so as to hide trash collection areas and service and storage areas from the view of adjacent agricultural or residential areas. All such shrubbery shall be properly trimmed and all screening shall be maintained in a neat and tidy manner.
6. All uses, activities, and transactions (with the exception of off-street parking, loading/ unloading, and outdoor seating areas associated with restaurants) shall be conducted entirely within an enclosed building.
7. Subject to requirements for *Funeral Homes and Mortuaries* specified in Chapter 7, Section 116.
8. Subject to requirements for *Day-Care Centers* specified in Chapter 7, Section 112.
9. Subject to requirements for *Automotive Service Stations* specified in Chapter 7, Section 136.
10. Subject to requirements for *Nursing Homes, Convalescent Homes, Rest Homes* specified in Chapter 7, Section 124.
11. Subject to requirements for *Commercial Recreation Establishments* specified in Chapter 7, Section 110.
12. Subject to requirements for *Animal Hospitals, Veterinary Clinics, and Kennels* specified in Chapter 7, Section 103.
13. Subject to requirements for *Bars and Taverns* specified in Chapter 7, Section 105.
14. Subject to requirements for *Drive-in Restaurants, Fast Food Restaurants, Carry-out Restaurants, and/or Drive-through Retail Establishments* specified in Chapter 7, Section 114.
15. Subject to requirements for *Automotive Repair Garages* specified in Chapter 7, Section 104.

**B-1, B-2,  
B-3 & B-4**

## **SECTION H** *(Continued)*

16. Subject to requirements for *Car Washes* specified in Chapter 7, Section 107.
17. Subject to requirements for *Commercial Recreation Establishments* specified in Chapter 7, Section 110.
18. Subject to requirements for *Building Materials Sales Yards* specified in Chapter 7, Section 106.
19. Subject to requirements for *Drive-In Motion Picture Theaters* specified in Chapter 7, Section 113.
20. Subject to requirements for *Private and Public Outdoor Recreation Areas* specified in Chapter 7, Section 127.
21. Subject to requirements for *Motels and Hotels* specified in Chapter 7, Section 123.
22. Subject to requirements for *Hospitals and Auxiliary Facilities* specified in Chapter 7, Section 119.
23. Subject to requirements for *Automotive Body Shops* specified in Chapter 7, Section 138.
24. Subject to requirements for wholesale establishments.
25. All buildings used for such processing and distribution together with loading space shall be at least one hundred (100) feet from any R-District.
26. All uses must comply with the following: (1) When conducted wholly within a completely enclosed building, said building must not be located within one hundred (100) feet of any R-District, PUD District, or existing residential structure; or (2) when conducted within an area enclosed on all sides with a solid wall or uniformly painted solid board fence not less than six (6) feet high, said use shall not be within two hundred (200) feet of any R-District, PUD District, or existing residential structure.
27. Such uses shall not employ power driven tools except if employing such tools within a completely enclosed building and said building must be located at least one hundred (100) feet from any R-District or existing residential structure.
28. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas fumes, noise, vibration, refuse matter or water carried wastes.
29. Outside storage of motor vehicles, boats, and recreational vehicles shall be kept in an organized manner and completely enclosed area with a solid wall or fence not less than eight (8) feet high. This use shall not be considered to include junkyards, or disabled or inoperable vehicle storage as defined in Chapter 10.
30. Subject to requirements for *Adult Entertainment Establishments* specified in Chapter 7, Section 100.

**B-1, B-2**  
**B-3 & B-4**



# SECTION I

INDUSTRIAL DISTRICT

I-1 INDUSTRIAL

PRINCIPAL PERMITTED AND CONDITIONED USES:	MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT		FOOTNOTES  (Restrictions)
	LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)				(Feet)	(Stories)	
		WIDTH * (feet)	FRONT (Setback) **	SIDE		REAR (Setback)			
				LEAST WIDTH	SUM of BOTH				
1. Industrial & Manufacturing Establishments	1 Acre	150	50	--	--	30	50	3	2, 3, 4, 5
2. Warehouses	1 Acre	150	50	--	--	30	50	3	2, 3, 4, 5
3. Wholesale Establishments	20,000 SF	100	50	--	--	30	50	3	1, 2, 3, 4, 5
4. Manufacturing Retail Outlets	--	150	50	--	--	30	50	3	1, 2, 3, 4, 5, 6
5. Any use permitted and as regulated as a Principal Permitted or Conditioned Use in the B-4 District	--	--	--	--	--	--	--	--	--

CONDITIONALLY PERMITTED USES (Requires BZA Approval):	MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT		FOOTNOTES  (Restrictions)
	LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)				(Feet)	(Stories)	
		WIDTH * (feet)	FRONT (Setback) **	SIDE		REAR (Setback)			
				LEAST WIDTH	SUM of BOTH				
1. Any use permitted and as regulated as a Conditionally Permitted Use in the B-4 District	--	--	--	--	--	--	--	--	--
2. Junkyards & Automobile Wrecking Yards	5 Acres	--	--	--	--	--	--	--	3, 7
3. Resource and Mineral Extraction	--	--	--	--	--	--	--	--	3, 8
4. Penal & Correctional Facilities	--	--	--	--	--	--	--	--	1, 2, 3, 9
5. Sanitary Landfills [eff. 6-7-01]	--	--	--	--	--	--	--	--	10

\* The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

\*\* The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.  
B. Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Inspector and/or by the Board of Zoning Appeals.  
(All lot lines shall be identified on site)

## REFERENCES TO FOOTNOTES (Restrictions) - [Right Hand Column on Table Above]

1. All Principal, Conditioned, and Conditionally Permitted Uses shall have a minimum frontage and lot size (area) as noted below:

UTILITIES SERVING PROPERTY	FRONTAGE	LOT SIZE
No Public Sewer or Water -	150'	1 Acre
Public Water Only -	150'	3/4 Acre
Public Sewer Only -	100'	1/2 Acre

2. In every case where a lot is not served with and is not proposed to be served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have written approval from the Clark County Health Department or approval from Ohio E.P.A., as applicable, prior to issuing a zoning certificate.

3. No side yard shall be required, except that a side yard of twenty-five (25) feet shall be required between the principal building within an I-1 District and the lot line of any lot within an A-1 or "R" District; and, if located on a corner lot, the side yard requirement shall be twenty-five (25) feet when such side yard abuts on a public thoroughfare.

4. The rear yard requirement for all Principal Permitted Uses in the I-1 District shall be thirty (30) feet, except when a lot abuts an A-1 or "R" District, in which case the required rear yard shall be forty (40) feet.

5. All commercial areas adjacent to Agricultural or Residential Districts shall provide a screening of shrubbery or artificial fencing so as to hide trash collection areas and service and storage areas from the view of adjacent agricultural or residential areas. All such shrubbery shall be properly maintained in a neat and tidy manner.

6. Manufacturing retail outlets must be clearly an accessory use to the Principal Permitted Industrial or manufacturing use and shall not occupy greater than twenty-five (25) percent of the total floor area of the industrial or manufacturing establishment. Access to a major thoroughfare shall be required.

7. Subject to requirements for Junkyards and Automobile Wrecking Yards specified in Chapter 7, Section 121.

8. Subject to requirements for Resource and Mineral Extraction specified in Chapter 7, Section 129.

9. Subject to requirements for Penal and Correctional Facilities specified in Chapter 7, Section 125.

10. Subject to the requirements for Sanitary Landfills specified in Chapter 7, Section 130. [eff. 6-7-01]

# SECTION J AGRICULTURAL /RESIDENTIAL DISTRICTS [approved 11-27-01; eff. 12-27-01]

ZONING DISTRICT >>>	AR-1	AR-2	AR-5	AR-10	AR-25
MINIMUM LOT SIZE (Area)	1 ac.	2 ac.	5 ac.	10 ac.	25 ac.
MAXIMUM LOT SIZE (Area)	2.5 ac.	4.99 ac.	9.99 ac.	24.99 ac.	39.99 ac.
MINIMUM FRONTAGE (width - feet)*	150	150	250	350	350

PRINCIPAL PERMITTED AND CONDITIONED USES:  (See minimum & maximum lot size [area] and minimum frontage above)	ZONING DISTRICTS					MINIMUM LOT REQUIREMENTS				MAXIMUM HEIGHT		FOOTNOTES  (Restrictions)
						YARD REQUIREMENTS (Feet)				(Feet)	(Stories)	
						FRONT	SIDE		REAR			
	AR-1	AR-2	AR-5	AR-10	AR-25	(Setback) **	LEAST WIDTH	SUM of BOTH	(Setback)			
1. Agriculture, Farm Markets, & related buildings & structures	Y	Y	Y	Y	Y	--	--	--	--	--	--	1, 2, 3, 4, 5
2. Single-Family Residences	Y	Y	Y	Y	Y	40	25	60	60	35	2	2, 4, 5, 6
3. Day-Care Homes	Y	Y	Y	Y	Y	--	--	--	--	--	--	7
4. Bed and Breakfast	Y	Y	Y	Y	Y	--	--	--	--	--	--	8
	Y = Yes (Permitted) N = No (Not permitted)											

CONDITIONALLY PERMITTED USES (Requires BZA Approval):  (See minimum & maximum lot size [area] and minimum frontage above)	ZONING DISTRICTS					MINIMUM LOT REQUIREMENTS				MAXIMUM HEIGHT		FOOTNOTES  (Restrictions)
						YARD REQUIREMENTS (Feet)						
						FRONT	SIDE		REAR			
	AR-1	AR-2	AR-5	AR-10	AR-25	(Setback) **	LEAST WIDTH	SUM of BOTH	(Setback)			
1. Home Occupations	Y	Y	Y	Y	Y	--	--	--	--	--	--	9
2. Churches and Similar Places of Worship	Y	Y	Y	Y	Y	50	30	60	50	45	2	4, 10
3. Primary and Secondary Schools	N	Y	Y	Y	Y	100	100	200	100	35	2	4, 11
4. Institutions of Higher Learning	N	N	Y	Y	Y	100	100	200	100	35	2	4, 12
	Y = Yes (Permitted) N = No (Not permitted)											

\* The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

\*\* The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.  
B. Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Inspector and/or by the Board of Zoning Appeals.

(All lot lines shall be identified on site)

**AR-1, AR-2, AR-5,  
AR-10, & AR-25**

## **SECTION J** [approved 12-13-00; eff: 1-13-01]

### **AGRICULTURAL/RESIDENTIAL DISTRICT AR-1, AR-2, AR-5, AR-10, AR-25**

#### **REFERENCES TO FOOTNOTES (Restrictions) [Right Hand Column on Table]**

30. Related buildings and structures may include private garages, and manufactured farm homes for help employed on the premises as full-time farm labor. The minimum yard and height requirements for single-family residence shall apply to such related buildings and structures.
2. On no lot or parcel in the AR Districts shall buildings be constructed which cover more than twenty-five (25) percent of the lot or parcel area.
3. Roadside sales of agricultural products at farm markets shall be permitted, provided that fifty (50) percent or more of the gross income received from the market is derived from produce raised on farms owned or operated by the farm market operator in a normal crop year. The size of structure shall not exceed one-hundred (100) square feet in area or ten (10) feet in height. There shall be no minimum lot size required for farm markets, however, a setback of twenty (20) feet from the adjacent existing or proposed public right-of-way shall be required. No curb cuts along a public road shall be established, and, adequate area for parking shall exist adjacent to the market so as not to interfere with vehicular traffic on adjacent thoroughfares.
4. In every case where a lot is not served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have written approval from the Clark County Health Department or from the Ohio EPA., as applicable, prior to issuing a zoning certificate.
5. Factory-built housing subject to requirements for Factory-Built Housing specified in Chapter 7, Section 135.
6. No parcel of land in this district shall be used for residential purposes which has an area of less than one (1) acre. All lots or parcels within the AR-1 and AR-2 districts shall have a minimum lot frontage on a public road of one hundred fifty (150) feet. For lots or parcels under five (5) acres, the depth of such lot or parcel shall not exceed an amount equal to four (4) times its width.
7. Subject to requirements for Day-Care Homes specified in Chapter 7, Section 133.
8. Subject to requirements for Bed and Breakfast specified in Chapter 7, Section 137.
9. Subject to requirements for Home Occupations specified in Chapter 7, Section 118.
10. Subject to requirements for Churches and Similar Places of Worship specified in Chapter 7, Section 109.
11. Subject to requirements for Primary and Secondary Schools specified in Chapter 7, Section 126.
12. Subject to requirements for Institutions of Higher Learning specified in Chapter 7, Section 120.

**AR-1, AR-2, AR-5,  
AR-10, & AR-25**

## SECTION K [eff: 2-14-85]

### "S" - Specific Use Control

There are certain limited circumstances under which the specific use control (S-District) may be allowed. The intent is to allow property which is being rezoned to be restricted to one or more uses of a particular zoning district where better control of its use is needed to ensure the health, morals, safety, prosperity, and general welfare of the community. Specific Use control classifies or reclassifies an area in a manner which can not be controlled as similarly situated land. All requirements of the identified district and all other general requirements shall apply to the specified use or uses. [eff: 4-4-96]

#### Procedure

A. The Specific Use Control may be implemented in the following manner:

1. The property owner or lessee (or authorized agent) may state in the application for rezoning that the property shall be used for one or more specific uses and those uses only.
2. The County Planning Commission may state that the property shall be used for one or more specific uses in its recommendation to the Rural Zoning Commission.
3. The Rural Zoning Commission may state that the property shall be used for one more specific uses in its motion which is forwarded to the County Commission.
4. The Board of County Commissioners may state that the property shall be used for one or more specific uses in its motion to rezone said property. If the Board of County Commissioners denies or modifies the recommendation of the Rural Zoning Commission, a unanimous vote of the Board shall be required.

B. The Specific Use Control is subject to the following:

1. If the specific use (or uses) is a Principal Permitted Use of a particular zoning district, the rezoning to that specific use (or uses) becomes effective thirty (30) days after the date of adoption by the Board of County Commissioners.
2. If the specific use (or uses) is a Conditionally Permitted Use of a particular zoning district, the Board of Zoning Appeals must also approve said use (or uses) as outlined in Chapter 7 of these regulations. The property owner or lessee (or authorized agent) may apply to the Board of Zoning Appeals for approval of the Conditionally Permitted use (or uses) only after the Board of County Commissioners has acted upon and approved said request.

C. The Specific Use Control shall be noted on the official zoning maps by the designation of an "S" immediately following the particular zoning district. (Sample - B-1S, B-3S, I-1S, etc.)

D. Any S-District designated B-1AS, B-2AS, M-1S, or M-2S are specific uses granted under the previous zoning regulations and therefore any change in use in these districts may be granted only if an appropriate district under these regulations is requested. No change in use of an S-District as regulated under the previous zoning will be permitted.

5. All requirements of the identified District (i.e. frontage, setbacks, etc.) and all other general requirements (i.e. parking, signs, etc.) shall apply to the specified use or uses.

#### Change of Use or Uses

If a property owner wishes to change the use or uses on a tract which is designated as S (Specific Use), an application for rezoning must be completed and filed which indicates either rezoning for another specific use or uses or rezoning to another zoning district without the S Specific Use Control. If the request is to change from one specific use to another specific use, the appropriate zoning district must be requested. All such requests will be processed in accordance with Chapter 9, Section G 2, of these regulations.

**"S"**